

# Sale Comps Analytics

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	SOLD SF	MONTHS TO SALE
<b>6.9%</b>	<b>\$435</b>	<b>\$17M</b>	<b>\$339M</b>	<b>-3.1%</b>	<b>780K</b>	<b>8.3</b>

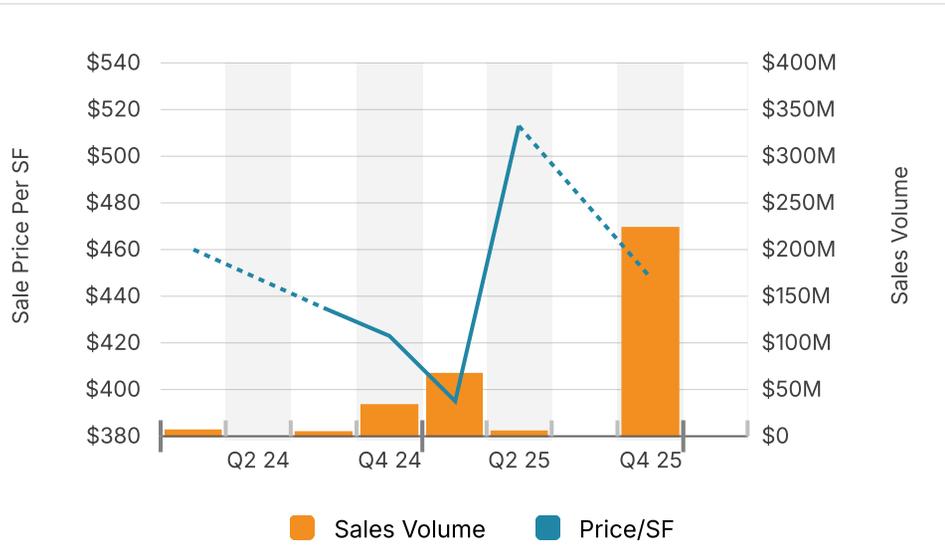
## Key Metrics

	Count	Low	Average	Median	High
Price	20	\$3,300,000	\$16,955,850	\$14,564,457	\$66,820,000
Building SF	20	8,848	38,998	30,529	169,132
Price Per SF	20	\$302	\$435	\$462	\$667
Cap Rate	3	6.5%	6.9%	7.0%	7.2%

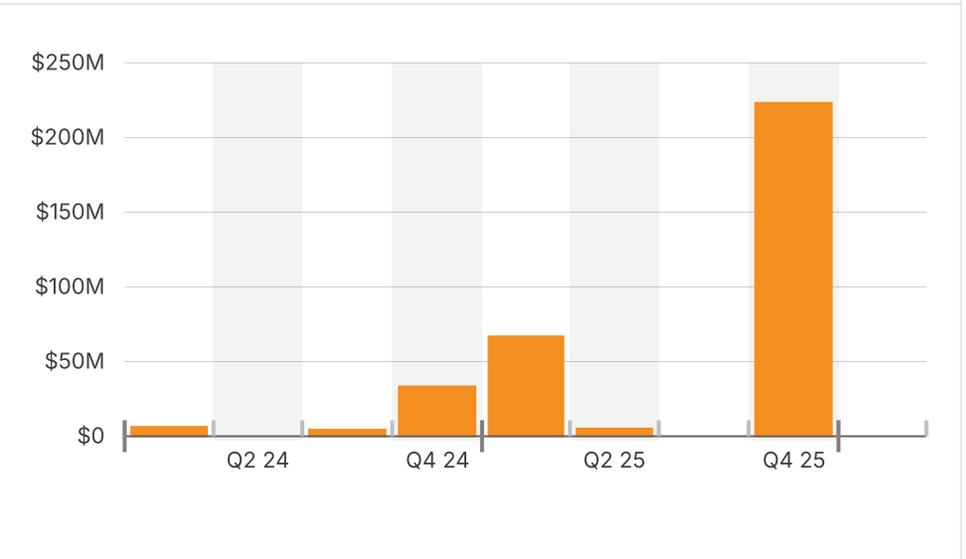
	Count	Low	Average	Median	High
Days on Market	1	253	253	253	253
Sale to Asking Price	1	-3.1%	-3.1%	-3.1%	-3.1%
% Leased at Sale	5	90.0%	97.8%	100.0%	100.0%
Land Acres	20	1.0	5.7	4.5	26.7

# Sale Comps Analytics

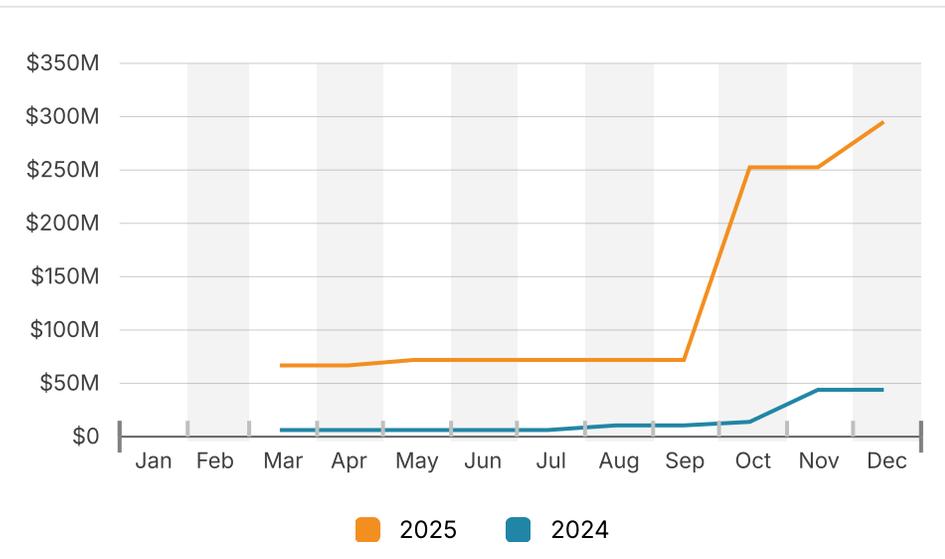
## Sales Volume & Sale Price Per SF



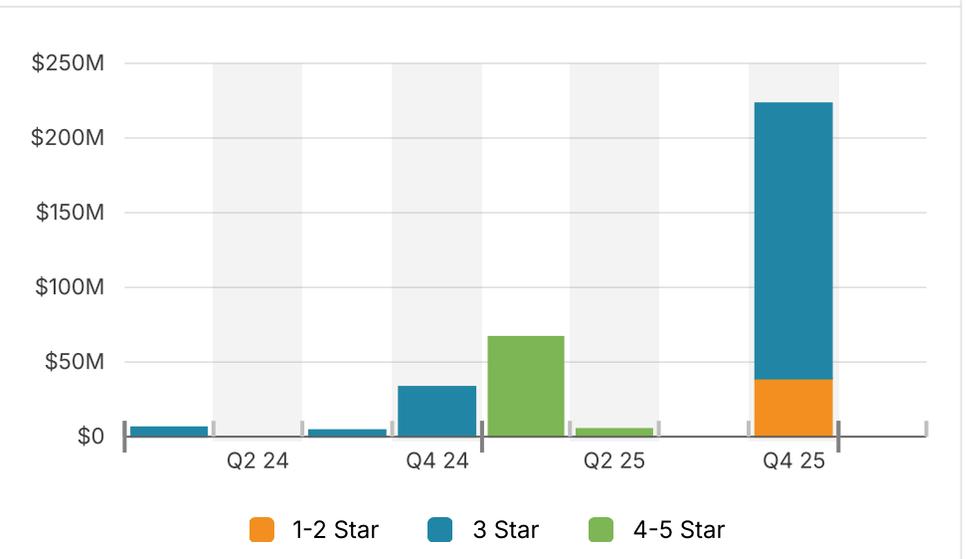
## Sales Volume



## Cumulative Sales Volume By Year

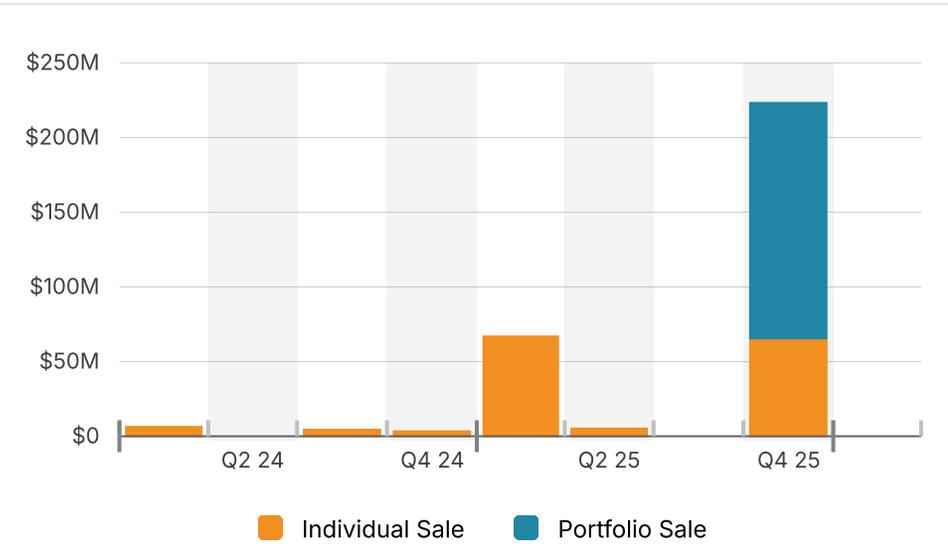


## Sales Volume By Star Rating

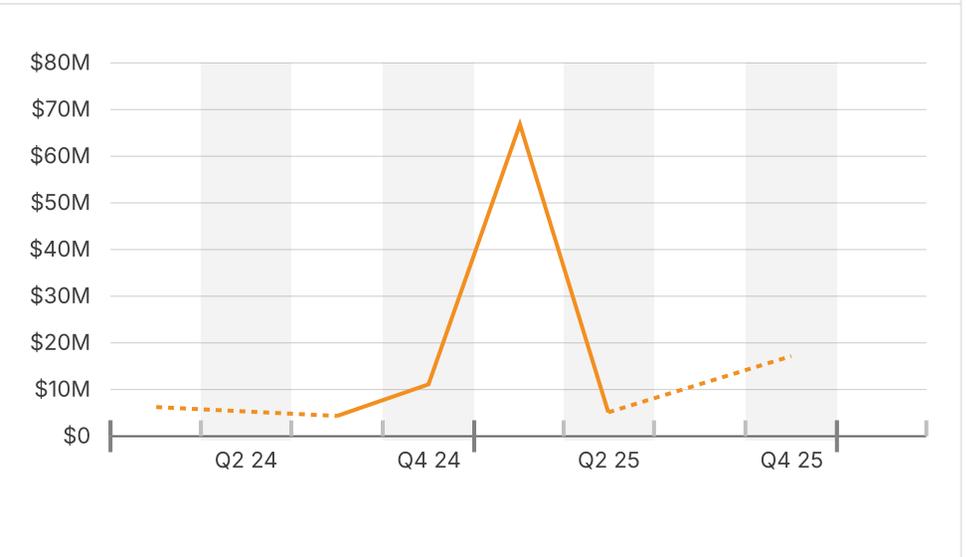


# Sale Comps Analytics

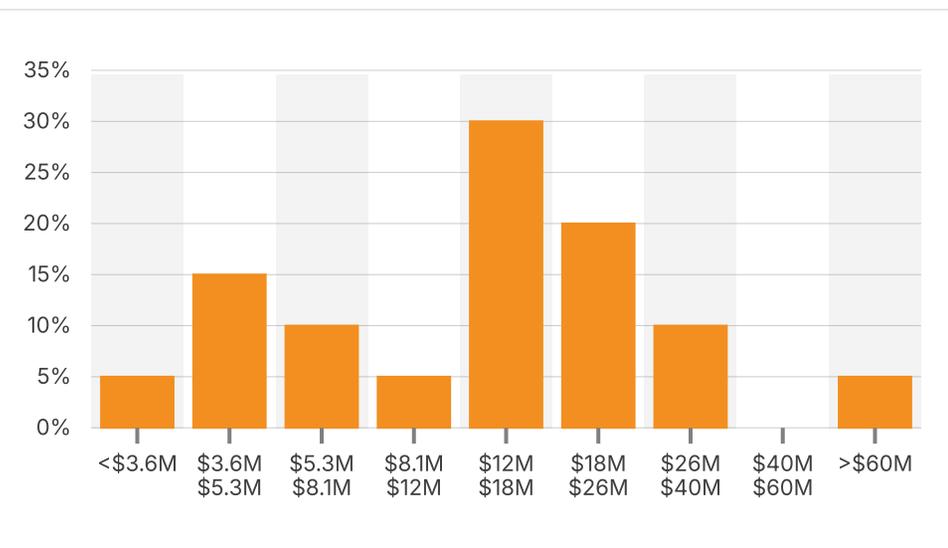
## Sales Volume By Transaction Type



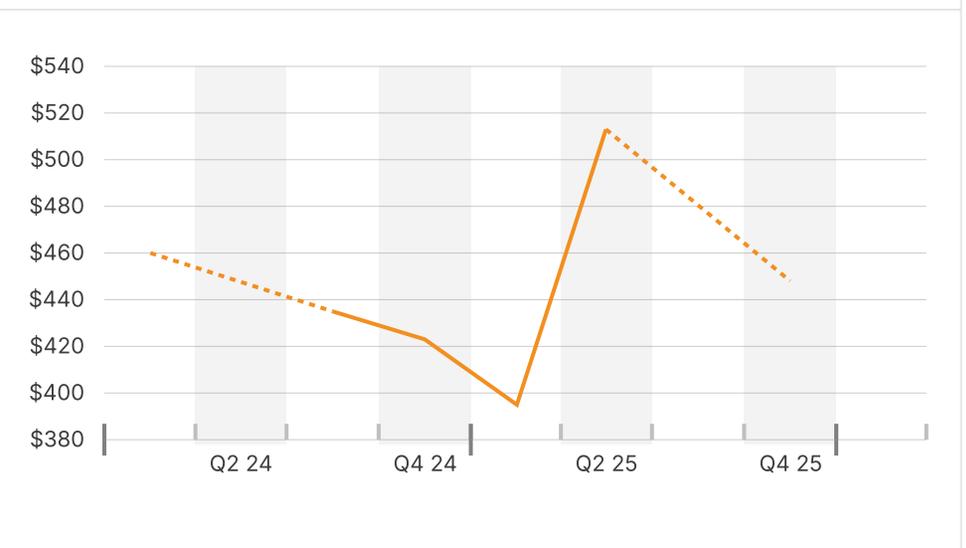
## Sale Price



## Sale Price Distribution

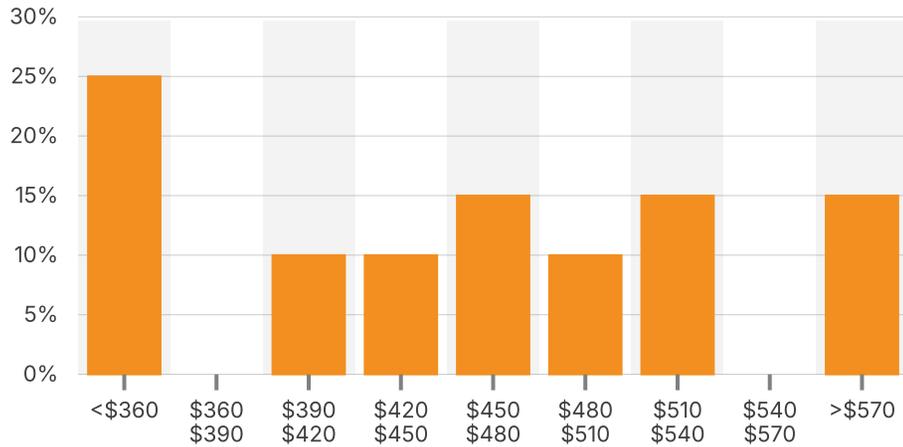


## Sale Price Per SF

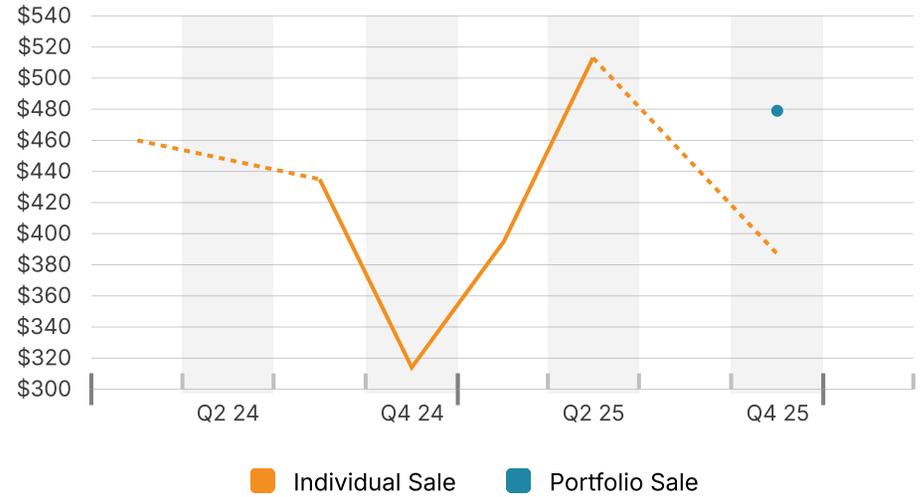


# Sale Comps Analytics

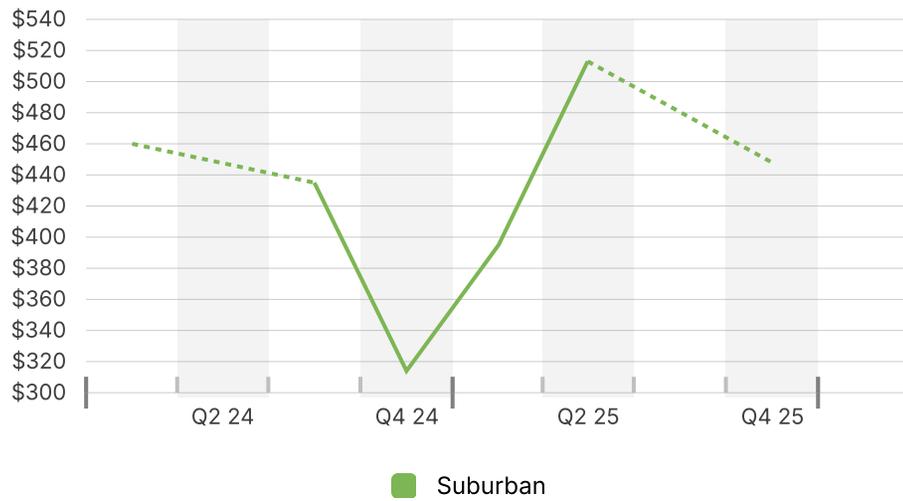
## Sale Price Per SF Distribution



## Sale Price Per SF By Transaction Type

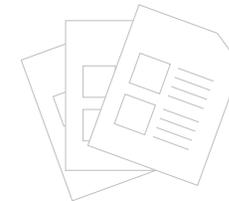


## Sale Price Per SF By Location Type



## Market Sale Price Per SF By Location Type

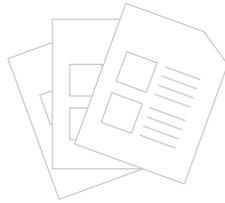
No Data Available



No data available for the past 10 years

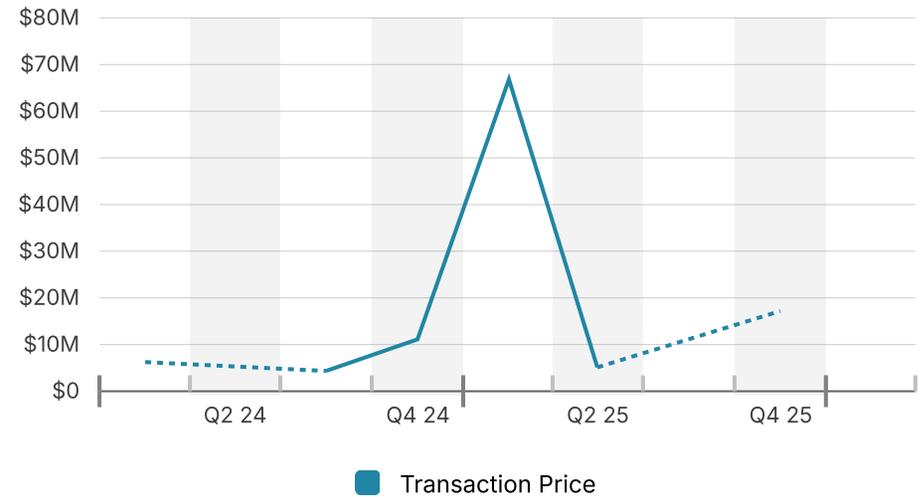
## Market Price

No Data Available



No data available for the past 10 years

## Market Price & Transaction Price



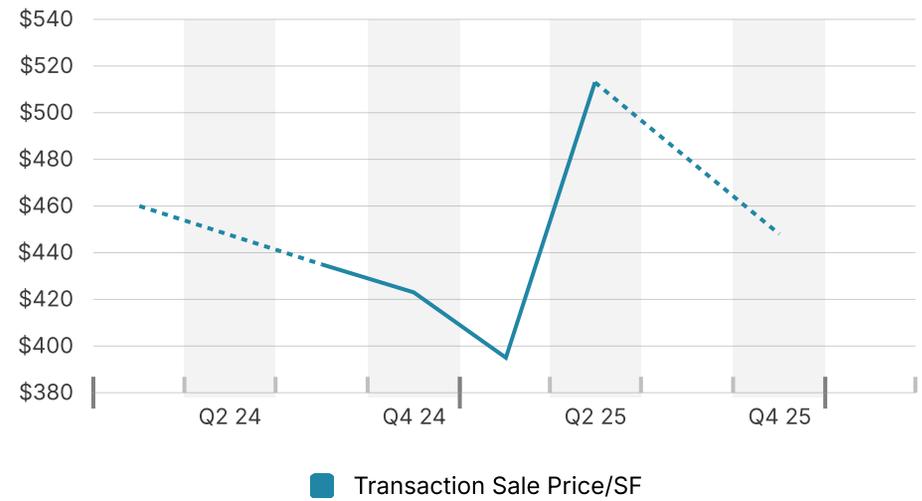
## Market Sale Price Per SF

No Data Available



No data available for the past 10 years

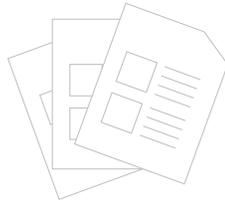
## Market Sale Price & Transaction Sale Price Per SF



# Sale Comps Analytics

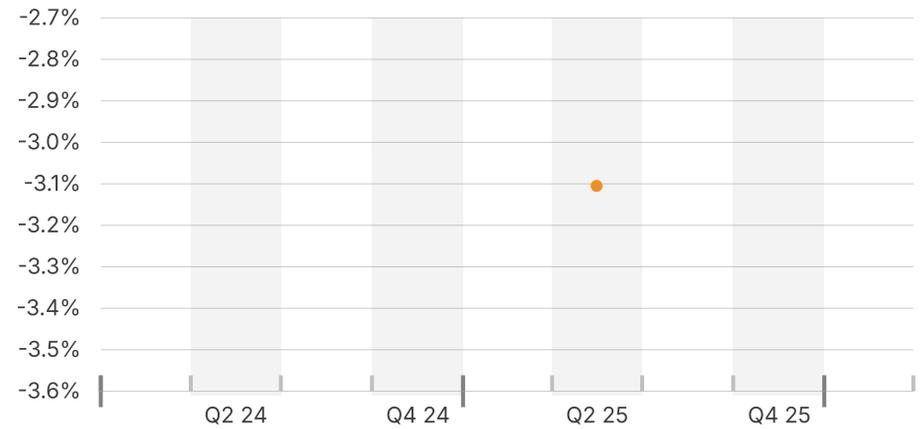
### Market Sale Price Per SF By Star Rating

No Data Available

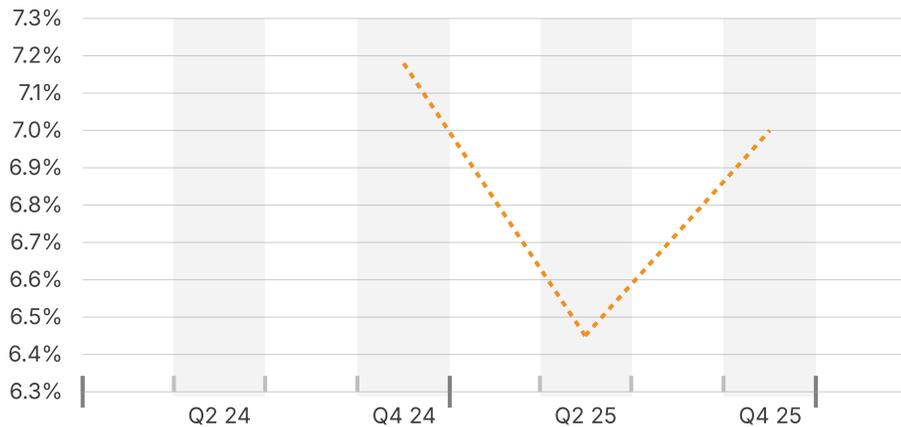


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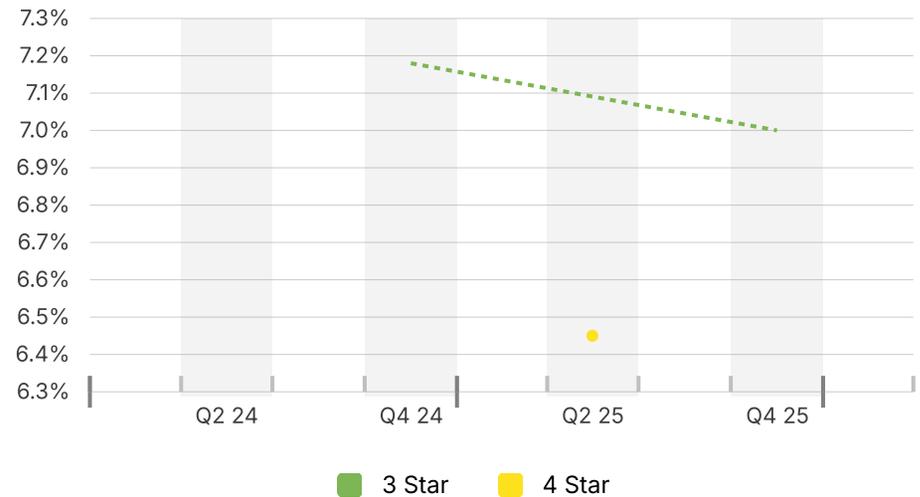
### Sale To Asking Price Differential



### Cap Rate

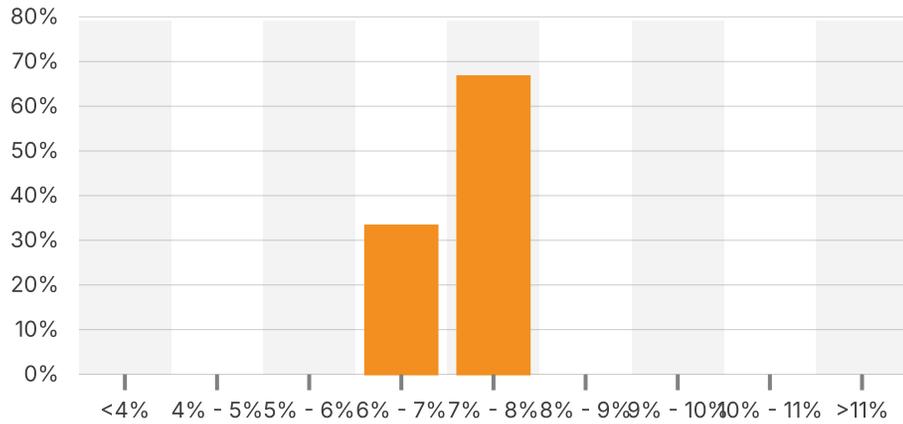


### Cap Rate By Star Rating

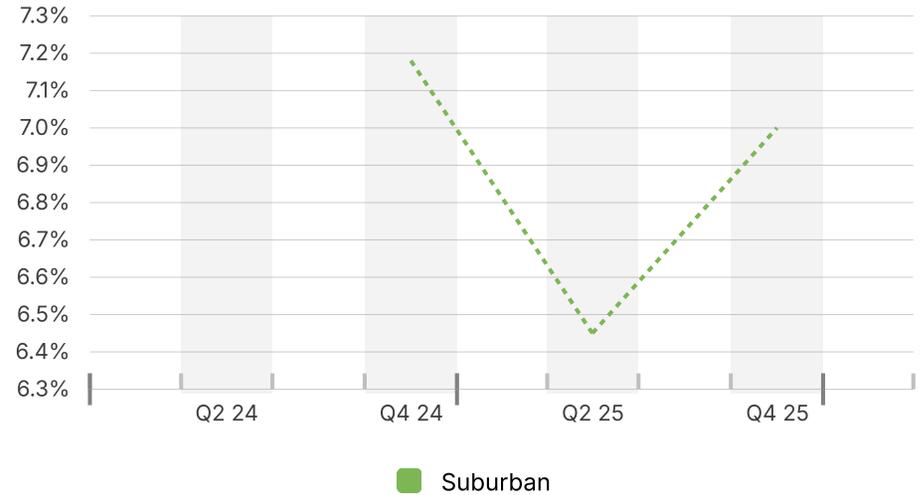


# Sale Comps Analytics

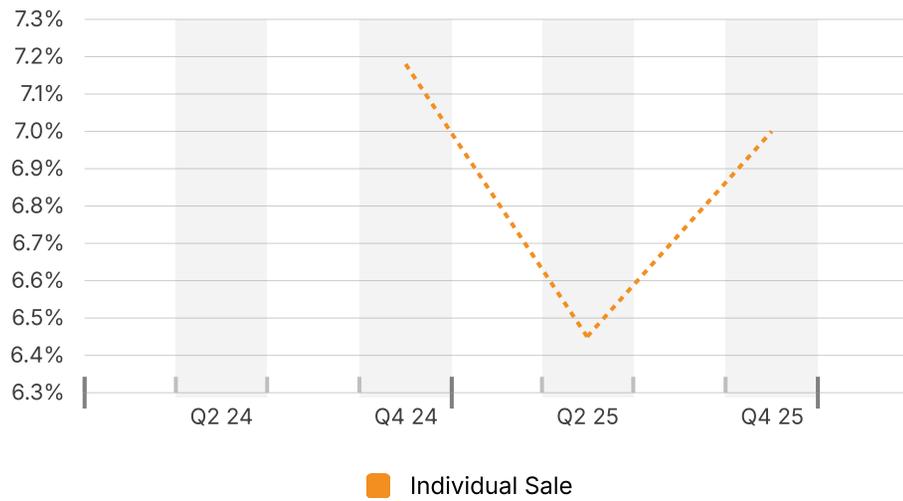
## Cap Rate Distribution



## Cap Rate By Location Type



## Cap Rate By Transaction Type



## Market Cap Rate

No Data Available

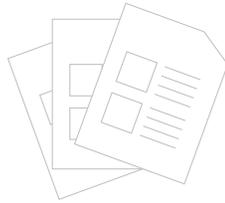


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# Sale Comps Analytics

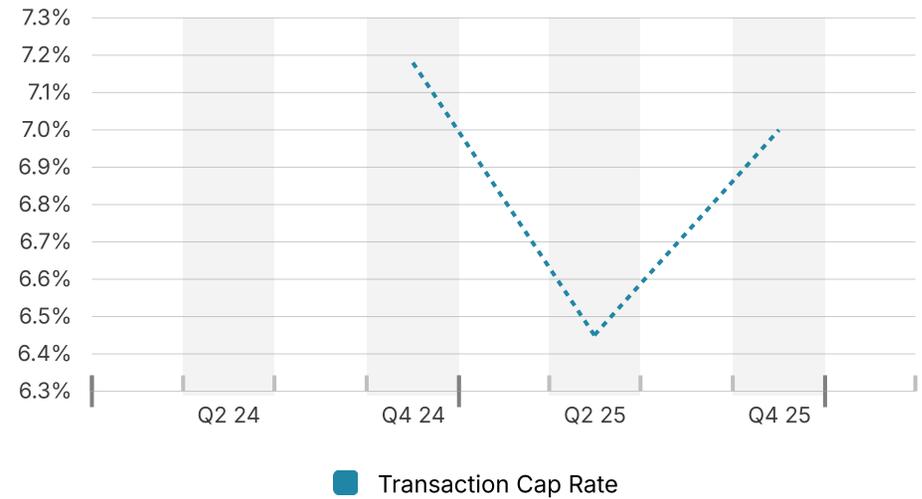
## Market Cap Rate By Location Type

No Data Available



No data available for the past 10 years

## Market Cap Rate & Transaction Cap Rate



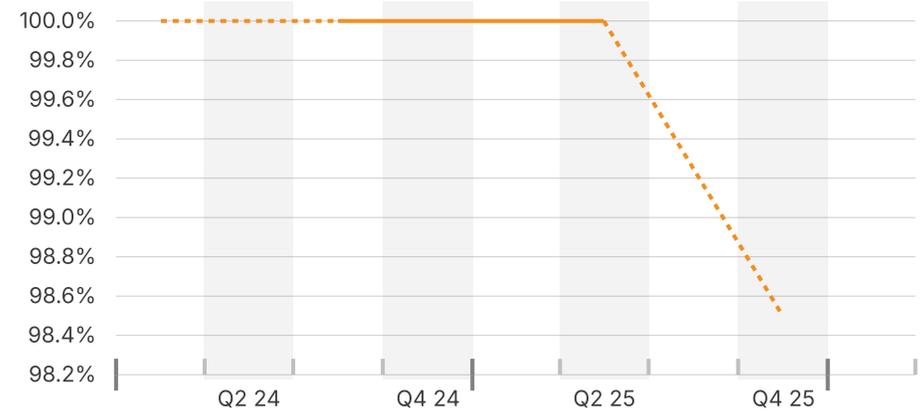
## Market Cap Rate By Star Rating

No Data Available



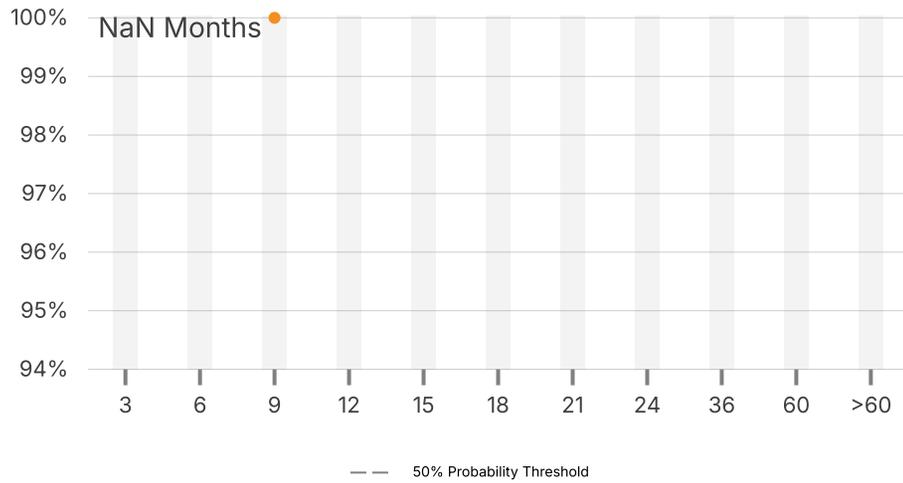
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## Occupancy At Sale

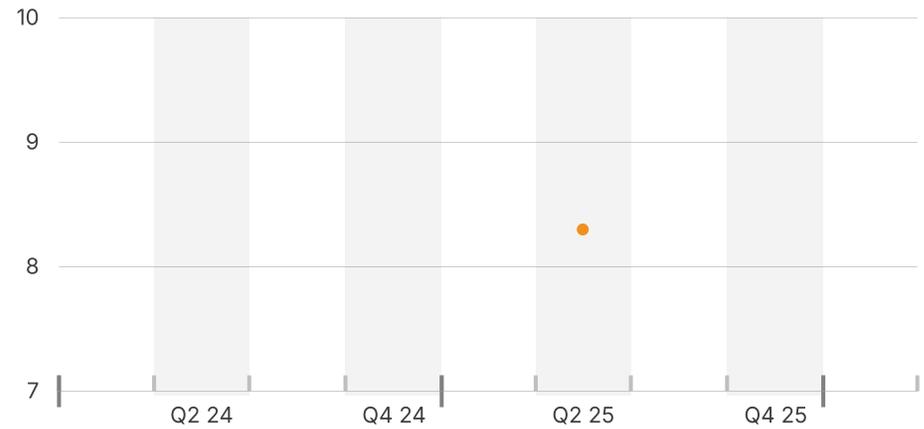


# Sale Comps Analytics

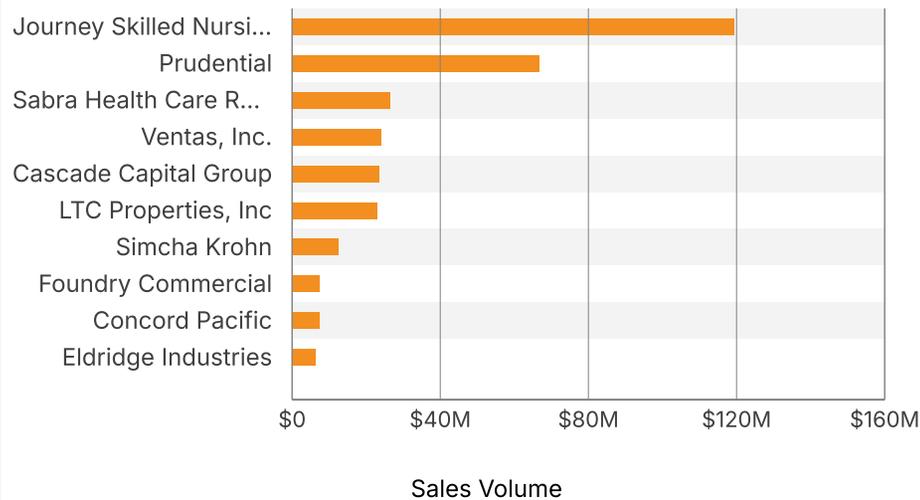
## Probability Of Selling In Months



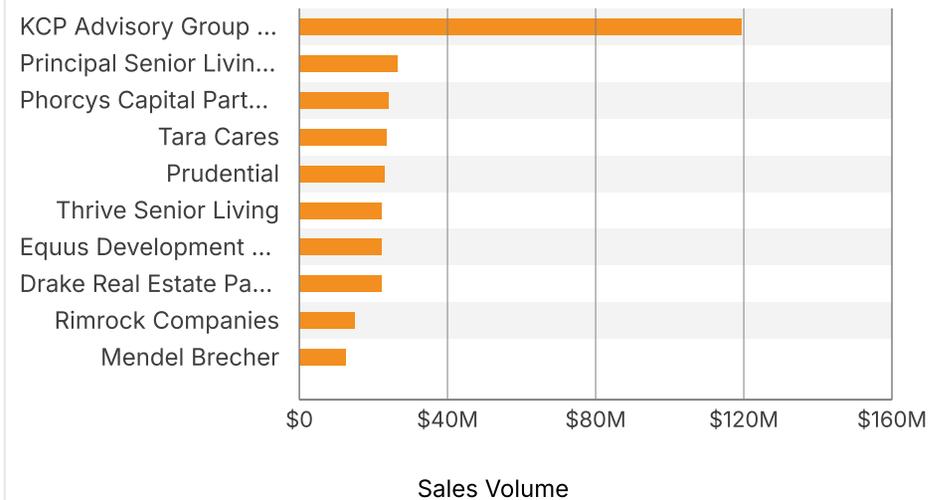
## Months To Sale



## Top Buyers



## Top Sellers

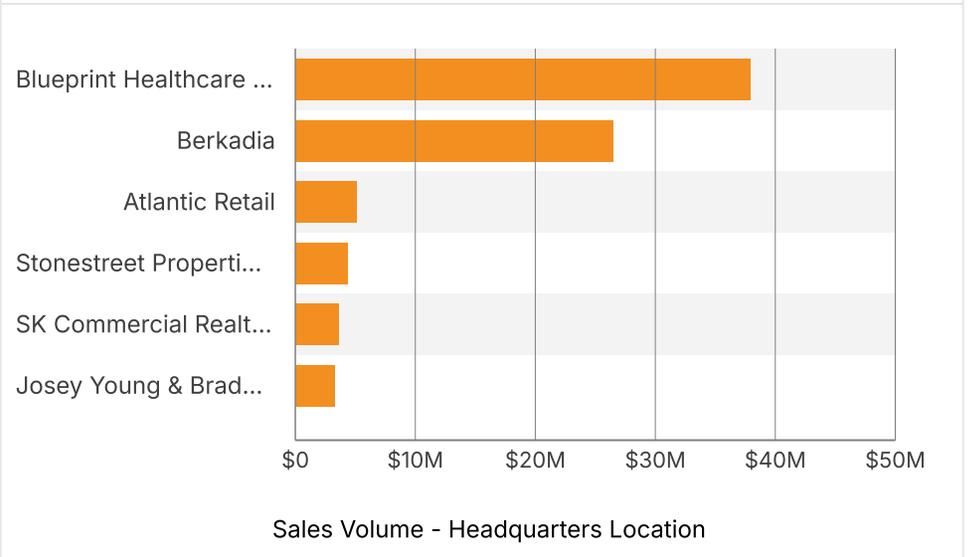


# Sale Comps Analytics

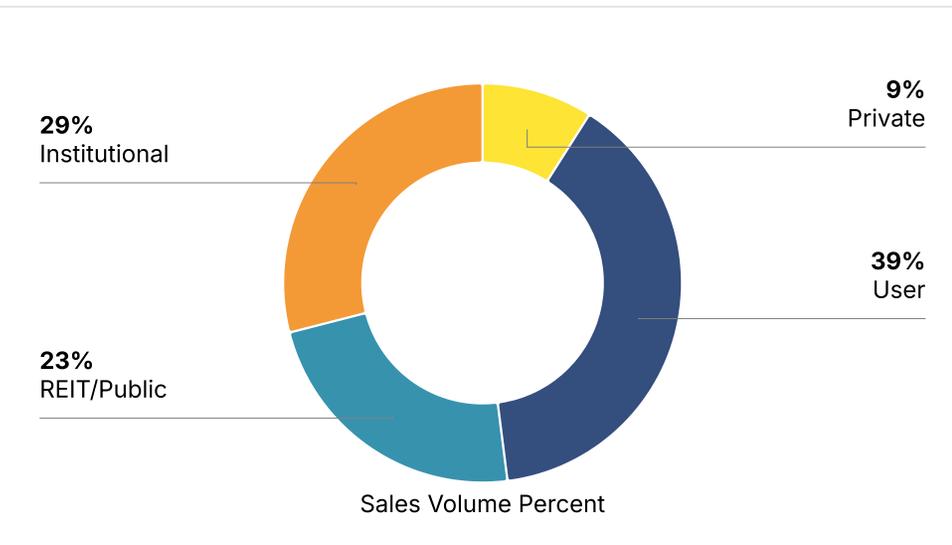
## Top Buyer Brokers



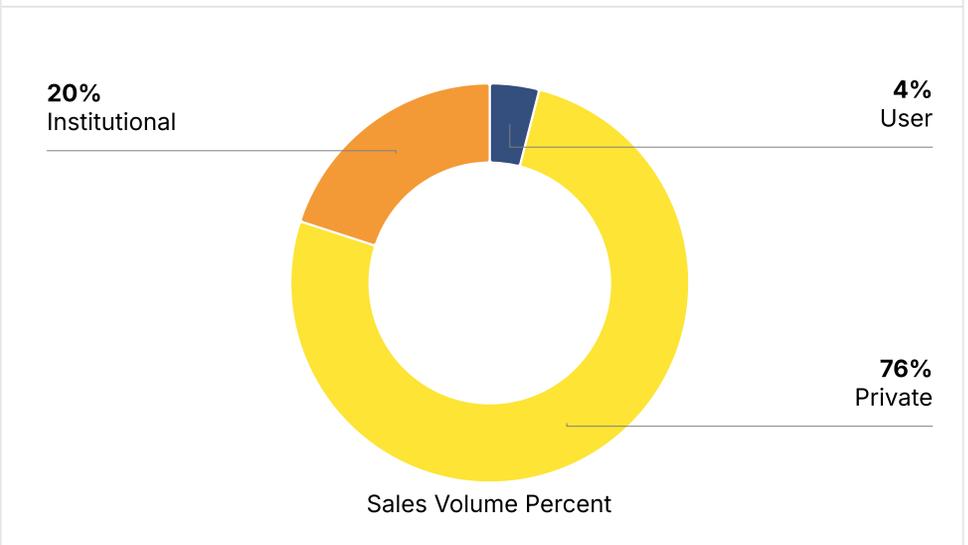
## Top Seller Brokers



## Sales By Buyer Type

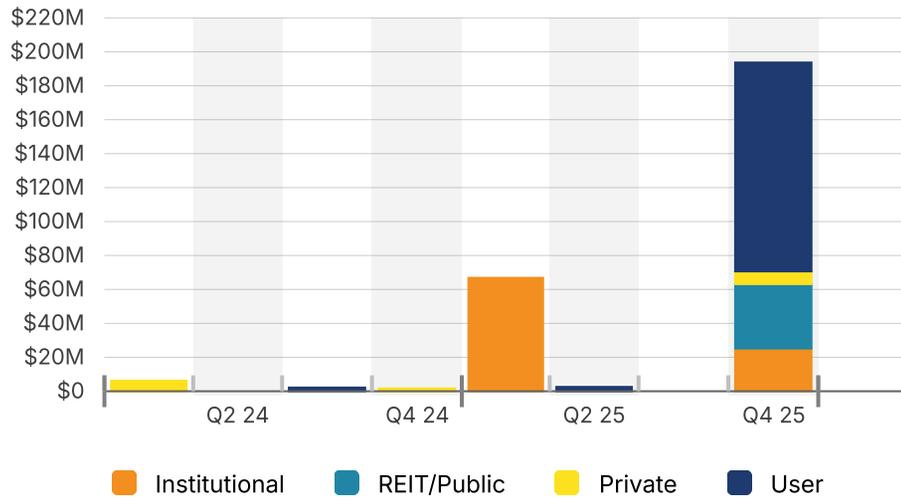


## Sales By Seller Type

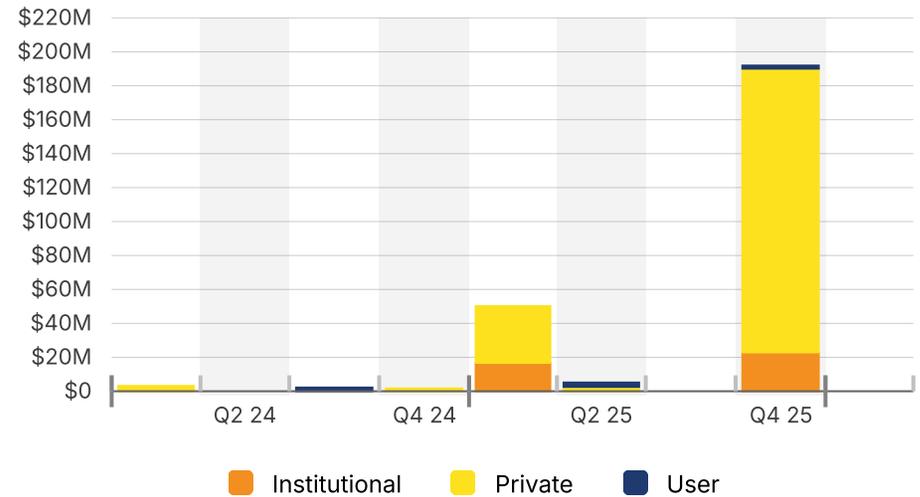


# Sale Comps Analytics

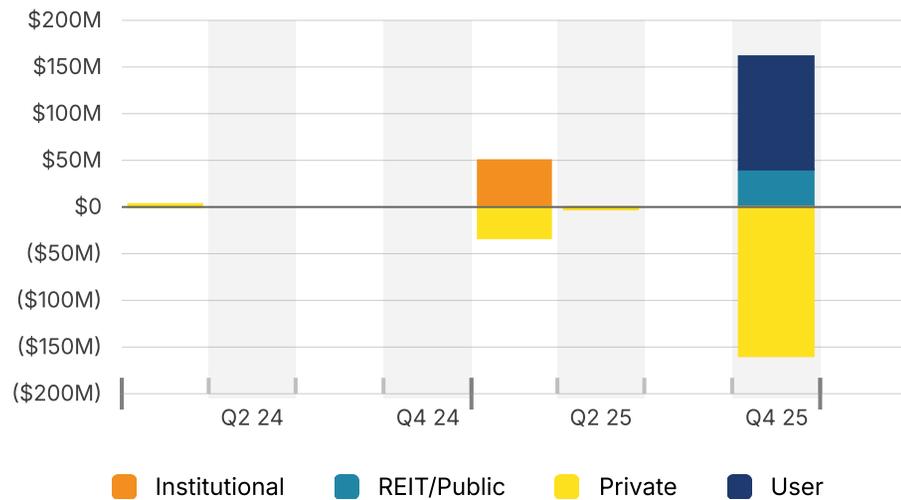
## Sales Volume By Buyer Type



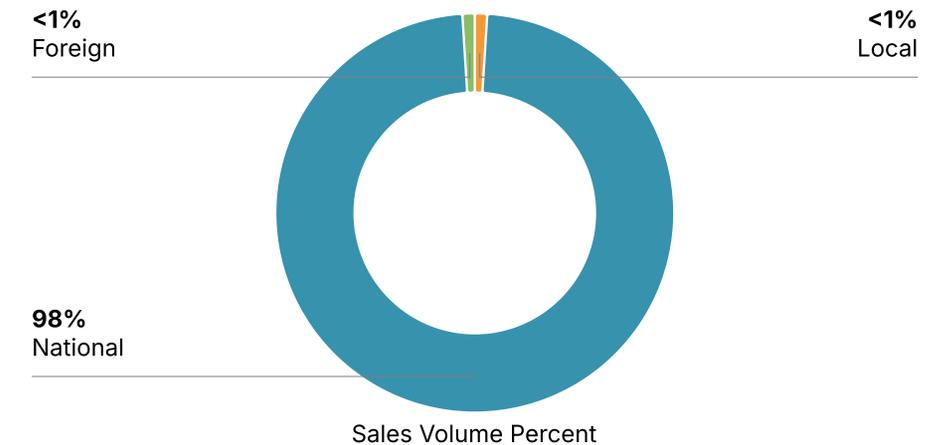
## Sales Volume By Seller Type



## Net Buying & Selling By Owner Type

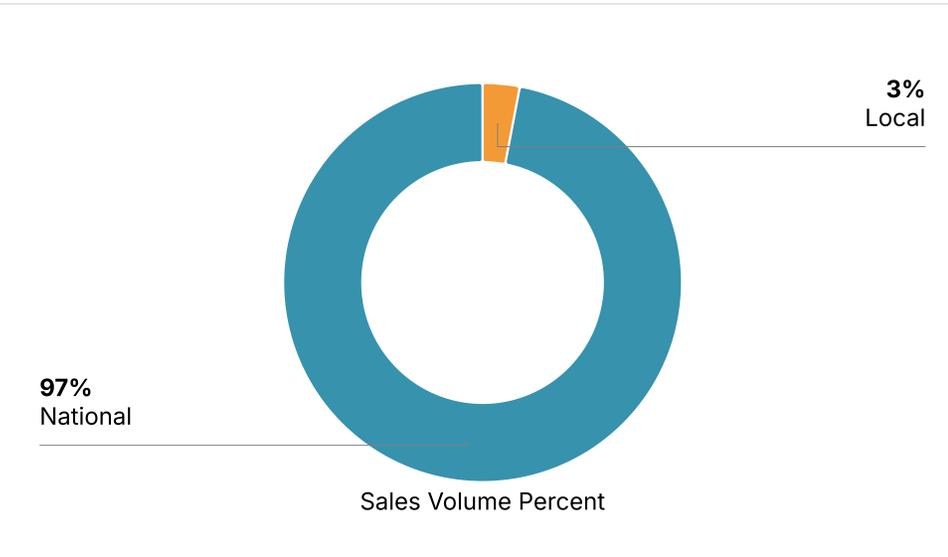


## Sales Volume By Buyer Origin

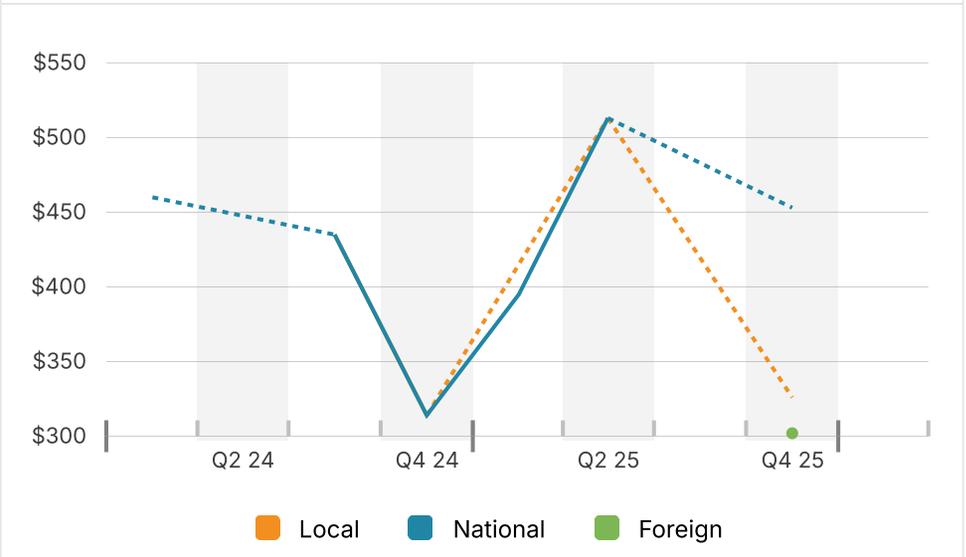


# Sale Comps Analytics

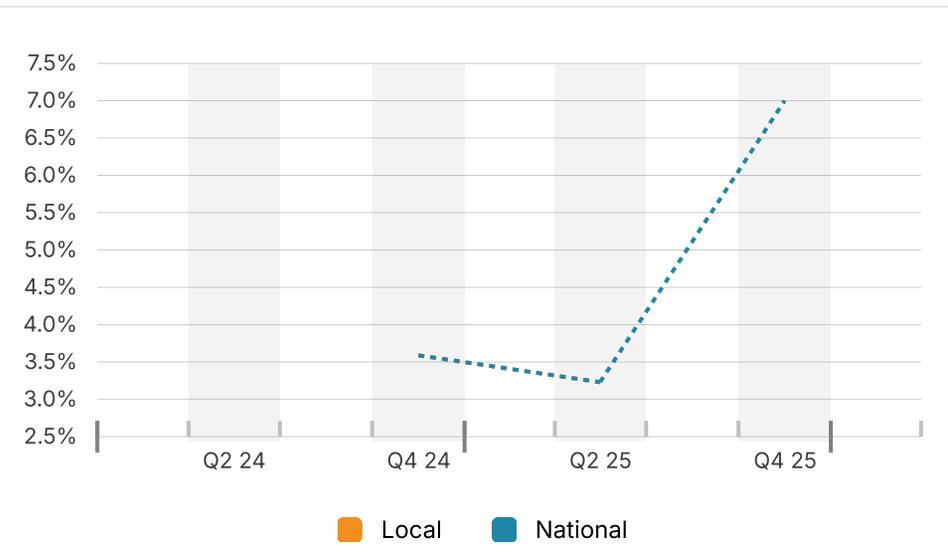
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



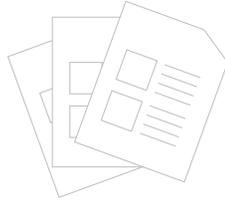
Market Asking Rent Per SF

**No Data Available**

No data available for the past 10 years

## Market Asking Rent Growth (YOY)

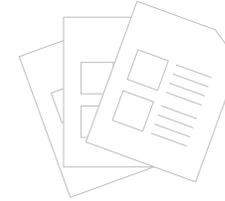
**No Data Available**



No data available for the past 10 years

## Market Asking Rent & Asking Rent Per SF

**No Data Available**



No data available for the past 10 years

## Asking Rent Per SF

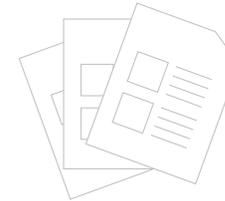
**No Data Available**



No data available for the past 10 years

## Daily Asking Rent Per SF

**No Data Available**

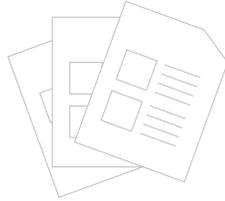


No data available for the past 1 year

# Sale Comps Analytics

Daily Vacancy Rate

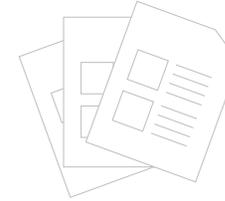
**No Data Available**



No data available for the past 1 year

Vacancy Rate

**No Data Available**



No data available for the past 10 years

Vacant SF

**No Data Available**



No data available for the past 10 years

Availability Rate

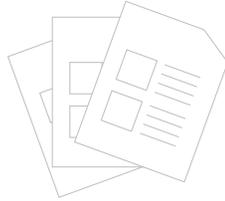
**No Data Available**



No data available for the past 10 years

Available SF

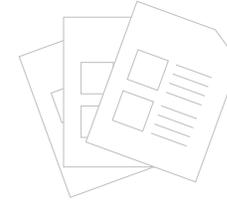
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No data available for the past 10 years

Availability & Vacancy Rate

**No Data Available**



No data available for the past 10 years

Available & Vacant SF

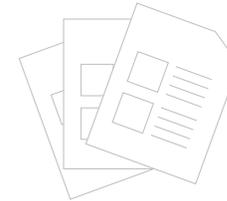
**No Data Available**



No data available for the past 10 years

Vacancy & Market Asking Rent Per SF

**No Data Available**



No data available for the past 10 years

## Report Criteria

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20 Records / 20 Properties

Sale Date: After 2/18/24

Include: Public Record Comps

Sale Status: Sold +1

Search On and Return Portfolio Sales as Individual Properties: Yes

State: Georgia

Property Type: Health Care

Property Size: 5,000+ SF

Secondary Type: Assisted Living +4

